

Residence requirement for Peace Corps USDH Staff

Peace Corps Nepal seeks to lease a house to be used as USDH staff residence.

Property owners or the representatives for houses that meet the property and space criteria mentioned below may contact Peace Corps Nepal via landline number 4016027, 4016259, or send an email to bshrestha@peacecorps.gov by February 7, 2018.

Property and Space Requirements:

Staff residence with at least 3 bedrooms and 3 bathrooms for use by Peace Corps USDH staff. Space should be sufficient for a family of 4-5 people. It should be consistent with expatriate housing standards for Kathmandu, Nepal. Additionally, the residence should be capable to undergo modifications to meet Regional Security Officer (RSO) standards and the seismic standards. The residence should be on a road with reasonable access for deliveries (fuel, water) and have sufficient space for a generator and backup power supply. Below are the requirements in detail -

General Requirements/Location:

- a) Located in secure neighborhood.
- b) Preferred location is 3 km or less from the U.S. Embassy, Maharajgunj Chakrapath however Property meeting all other requirements within 6 km distances of the US Embassy will be considered.
- c) Located on a road with 6 meter wide accessibility is preferred.
- d) The road should be black topped or stone paved.

Space Requirements

- a) Minimum of 3 bedrooms, 3 bathrooms, living room, store room and guest room/spare room.
- b) Parking for 2-4 vehicles;
- c) Modern Kitchen and bathrooms, or willingness to update as part of leasing contract
- d) Land area of 4500 sq. ft. to 6000 sq. ft. preferred; smaller properties will also be considered based on other factors.
- e) Space to install Inverter system; Generator panel and Electrical distribution board.
- f) Sufficient compound space for a generator and fuel tank.

Compound Requirements

- a) The residence location must be on an independent compound (not shared with other tenants)
- b) The boundary wall should be at least 6 feet high with ability to add an additional 3 feet anti climb fence.
- c) The thickness of compound wall should be at least 9 inches and should be plastered on exterior and interior.
- d) Preferred to have compound wall that is not adjoined to other building.

Seismic Standards Requirements

- a) Building must be of RCC structure/pillar system and not load bearing/ wall system.
- b) Building should have an earthquake resistance structure and should pass seismic assessment.
- c) Any occupied buildings must be either of Damage Grade (DG) 3 or DG-2 standard or be able to be retrofitted at an appropriate timeframe during build out.
- d) The year of construction of the building must be less than 10 years.

Electrical Requirements

- a) The building should have 3 Phase line or should be converted to 3 Phase line by the owner before occupancy.
- b) All the electrical wirings should be compatible for 3 Phase connection.
- c) The main distribution board should have at least 63 AMP 3 phase capacity.
- d) There should be sufficient electrical outlets rated at 20 and 30 AMPs with appropriate size cabling to support household appliances and A/C units.

Other Requirements

- a) The overhead water tank should be of 2000 liters capacity.
- b) There should be solar water heater installed for hot and cold water.
- c) The building should have proper drainage system.
- d) Residence must have minimum of two exits on the ground floor.

The room floor is preferred to be parqueted and lobby and other area marbled.